





**23 Dalmeny Road**  
 CARSHALTON, SM5 4PW

**£800,000**

Silverman Black is delighted to offer this enormous 4/5 bedroom semi-detached Edwardian house located in a sought after residential street on the southern borders of Carshalton. Located only about a five minute walk from the open Surrey countryside, the property has been substantially extended, with a large "wrap around" addition on the ground floor which now affords extensive, flexible accommodation including four reception rooms, two kitchen areas, a study/bed 5 and a fully equipped shower suite - hence there is real possibility of creating a self contained one bedroom annex, should this be required! Upstairs on the two two floors, there are four genuine double bedrooms including a loft extension, with a full family bathroom suite and an ensuite shower with the master bedroom. Apart from the sheer size and scope of the accommodation, the property offers all of the usual charm & character of the original Edwardian construction, with large square rooms, high ceilings and a fantastic original fireplace in the lounge. Externally the property has off street parking to the front of the house for 3 - 4 large vehicles (SUVs & Camper Vans) whilst to the rear, the garden extends around 80 ft and incorporates several decked seating areas, a hot tub, an astroturf lawn and a detached 22 ft x 12 ft building - currently divided for use as garden storage and a large home office. Overall, a large family home, affording extensive and flexible accommodation, located in one of Carshalton's most sought after residential locations. Viewing is very highly recommended - so please call us today to book an convenient appointment.



- An impressively sized, characterful 4/5 bedroom, 3 bathroom, 4/5 reception semi-detached Edwardian family home close to the southern most border of town and the open Surrey countryside
- Substantially extended with a ground floor "wrap around" addition, a loft extension and a large home office facility at the end of the garden
- Extensive & flexible accommodation offering potential for a self contained ground floor annex, if required
- Full double glazing, gas/radiator central heating, ample private parking for several large vehicles
- Vacant possession may be available, by negotiation
- EPC rating: E (56/75)
- Wallington BR station 0.8 miles (15 minutes walk); Stanley Park Juniors & Bandon Hill Woodfield are less than 400 m distant; Oak Park High School 0.6 miles (12 minutes walk).
- Viewing very highly recommended - so book your appointment today

